

176.A

0008

0053.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

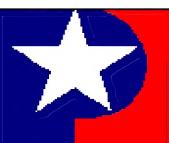
Total Card / Total Parcel
354,500 / 354,500

USE VALUE:

354,500 / 354,500

ASSESSED:

354,500 / 354,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		SMITH ST, ARLINGTON

OWNERSHIP

Owner 1:	BEERMAN SUZANNE V	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 53 SMITH ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BEERMAN SUZANNE V & -

Owner 2: SOSA CYNTHIA L -

Street 1: 51-53 SMITH ST UNIT 53

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Vinyl Exterior and 712 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7781											G7		1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	354,500			354,500		
Total Card	0.000	354,500			354,500	Entered Lot Size	
Total Parcel	0.000	354,500			354,500	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	497.89	/Parcel: 497.8	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	349,400	0	.	.	349,400	349,400	Year End Roll	12/18/2019
2019	102	FV	353,200	0	.	.	353,200	353,200	Year End Roll	1/3/2019
2018	102	FV	313,200	0	.	.	313,200	313,200	Year End Roll	12/20/2017
2017	102	FV	286,100	0	.	.	286,100	286,100	Year End Roll	1/3/2017
2016	102	FV	286,100	0	.	.	286,100	286,100	Year End	1/4/2016
2015	102	FV	262,300	0	.	.	262,300	262,300	Year End Roll	12/11/2014
2014	102	FV	297,900	0	.	.	297,900	297,900	Year End Roll	12/16/2013
2013	102	FV	297,900	0	.	.	297,900	297,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEERMAN SUZANNE	51023-343		4/14/2008	Family		1	No	No	
PILJA FEDJA/SVE	46031-126		9/2/2005		320,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2019	611	Re-Roof	14,560	C				
9/27/2007	862	Wood Dec	12,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Measured	DGM	D Mann
1/26/2012	Meas/Inspect	JBS	JOHN S
4/6/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

